

POULSBO DISTRIBUTION SCHEDULE

ORDINANCE NO. 2011-10

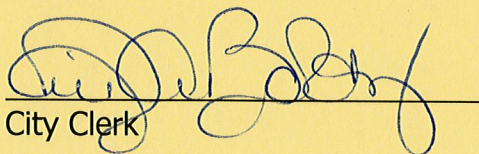
SUBJECT: Edward Rose Rezone and Development Agreement

CONFORM AS TO DATES & SIGNATURES

- (X) Filed with the City Clerk: 06/23/2011
- (X) Passed by the City Council: 06/28/2011
- (X) Signature of Mayor
- (X) Signature of City Clerk
- (X) Publication: 07/08/2011
- (X) Effective: 07/13/2011
- () Recorded:

DISTRIBUTED COPIES AS FOLLOWS:

- (X) NK Herald: Emailed by jb
- (X) Code Publishing - via email if in electronic format
- () City Attorney
- () Civil Service Commission and/or Sec/Chief Examiner
- () Clerk's Department:
- () City Council
- () Finance:
- (X) Posted to Library Drive and Website


City Clerk

June 20, 2011
Date

ORDINANCE NO. 2011-10

AN ORDINANCE OF THE CITY OF POULSBO, WASHINGTON, AMENDING THE COMPREHENSIVE PLAN DESIGNATION OF AND REZONING APPROXIMATELY NINE ACRES OF LAND COMMONLY KNOWN AS A PORTION THE EDWARD ROSE PROPERTY LOCATED NORTH OF THE INTERSECTION OF STATE ROUTE 305 AND STATE ROUTE 307 (BOND ROAD) FROM RESIDENTIAL MEDIUM WITH MASTER PLAN OVERLAY TO COMMERCIAL WITH MASTER PLAN OVERLAY; APPROVING A DEVELOPMENT AGREEMENT FOR THE ENTIRETY OF THE APPROXIMATELY FIFTY-FIVE ACRE EDWARD ROSE PROPERTY; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Edward Rose & Sons is in the process of acquiring approximately 55 acres of land located north of the intersection of SR 305 and SR 307 (Bond Road) in the City of Poulsbo, and

WHEREAS, Edward Rose & Sons has applied for a master plan approval to develop the site with three primary elements: a 540-dwelling unit multi-family project, a 160-room senior care center, and a 12, 975 square foot neighborhood commercial center, and

WHEREAS, in order to facilitate development of the master plan, Edward Rose & Sons has also applied to change the comprehensive plan designation for and to rezone approximately 9 acres of the 55 acre property from Residential Medium with a Master Plan Overlay to Commercial with a Master Plan Overlay, and

WHEREAS, in order to provide certainty for the City and Edward Rose & Sons as to the way in which the property will develop, a development agreement has been proposed, and

WHEREAS, the Poulsbo Planning Commission held a public hearing on the master plan and the associated comprehensive plan amendment and rezone on June 23, 2011 and, after considering all testimony received at the public hearing, recommended to the Poulsbo City Council that the master plan and the associated comprehensive plan amendment and rezone be approved, and

WHEREAS, the Poulsbo City Council has reviewed the recommendation of the Poulsbo Planning Commission, has approved the master plan by separate action, and has determined to approve the associated comprehensive plan amendment and rezone via this ordinance, and

WHEREAS, the Poulsbo City Council held a public hearing on the development agreement on June 28, 2011 and has determined to approve the agreement via this ordinance, now, therefore.

THE CITY COUNCIL OF THE CITY OF POULSBO, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings and Conclusions. In support of the actions taken by the ordinance, the Poulsbo City Council hereby adopts the Findings and Conclusions of the Poulsbo Planning Commission for the Rose Master Plan, Planning File 04-07-11-1, with modifications, if any, made by the City Council, as the Council's Findings and Conclusions.

Section 2. Re-designation and Rezoning of Nine Acre Parcel The Comprehensive Plan Land Use Designation of that certain approximately nine acres of land located north of the intersection of SR 305 and SR 307 (Bond Road) and depicted on Exhibit A attached to this ordinance and incorporated by this reference as of set forth in full, is hereby changed from Residential Medium (RM) with Master Plan Overlay to Commercial (C) with Master Plan Overlay. The Official Zoning Map of the City of Poulsbo is also amended to rezone the said land from Residential Medium (RM) with Master Plan Overlay to Commercial (C) with Master Plan Overlay.

Section 3. Approval of Development Agreement. The development agreement for the Rose Master Plan, attached to this ordinance as Exhibit B and incorporated herein as if set forth in full, is hereby approved. The Mayor is authorized to execute the development

agreement and the City Clerk is hereby authorized and directed to have such agreement recorded upon execution by all parties.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective Date. This ordinance shall take effect five (5) days after publication of the attached summary, which is hereby approved.


ADOPTED by the Poulsbo City Council this 28th day of June, 2011.

APPROVED:



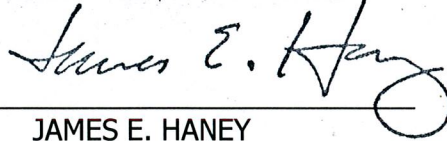
MAYOR REBECCA ERICKSON

ATTEST/AUTHENTICATED:



CITY CLERK JILL A. BOLTZ CMC

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

JAMES E. HANEY

FILED WITH THE CITY CLERK: 06/23/2011
PASSED BY THE CITY COUNCIL: 06/28/2011
PUBLISHED: 07/08/2011
EFFECTIVE DATE: 07/13/2011
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SUMMARY OF ORDINANCE NO. 2011-10
of the City of Poulsbo, Washington

On June 28, 2011, the City Council of the City of Poulsbo, Washington, approved Ordinance No. 2011-10, the main point of which may be summarized by its title as follows:

AN ORDINANCE OF THE CITY OF POULSBO, WASHINGTON, AMENDING THE COMPREHENSIVE PLAN DESIGNATION OF AND REZONING APPROXIMATELY NINE ACRES OF LAND COMMONLY KNOWN AS A PORTION THE EDWARD ROSE PROPERTY LOCATED NORTH OF THE INTERSECTION OF STATE ROUTE 305 AND STATE ROUTE 307 (BOND ROAD) FROM RESIDENTIAL MEDIUM WITH MASTER PLAN OVERLAY TO COMMERCIAL WITH MASTER PLAN OVERLAY; APPROVING A DEVELOPMENT AGREEMENT FOR THE ENTIRETY OF THE APPROXIMATELY FIFTY-FIVE ACRE EDWARD ROSE PROPERTY; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

The full text of this ordinance will be mailed upon request.

DATED this 29th day of June, 2011.


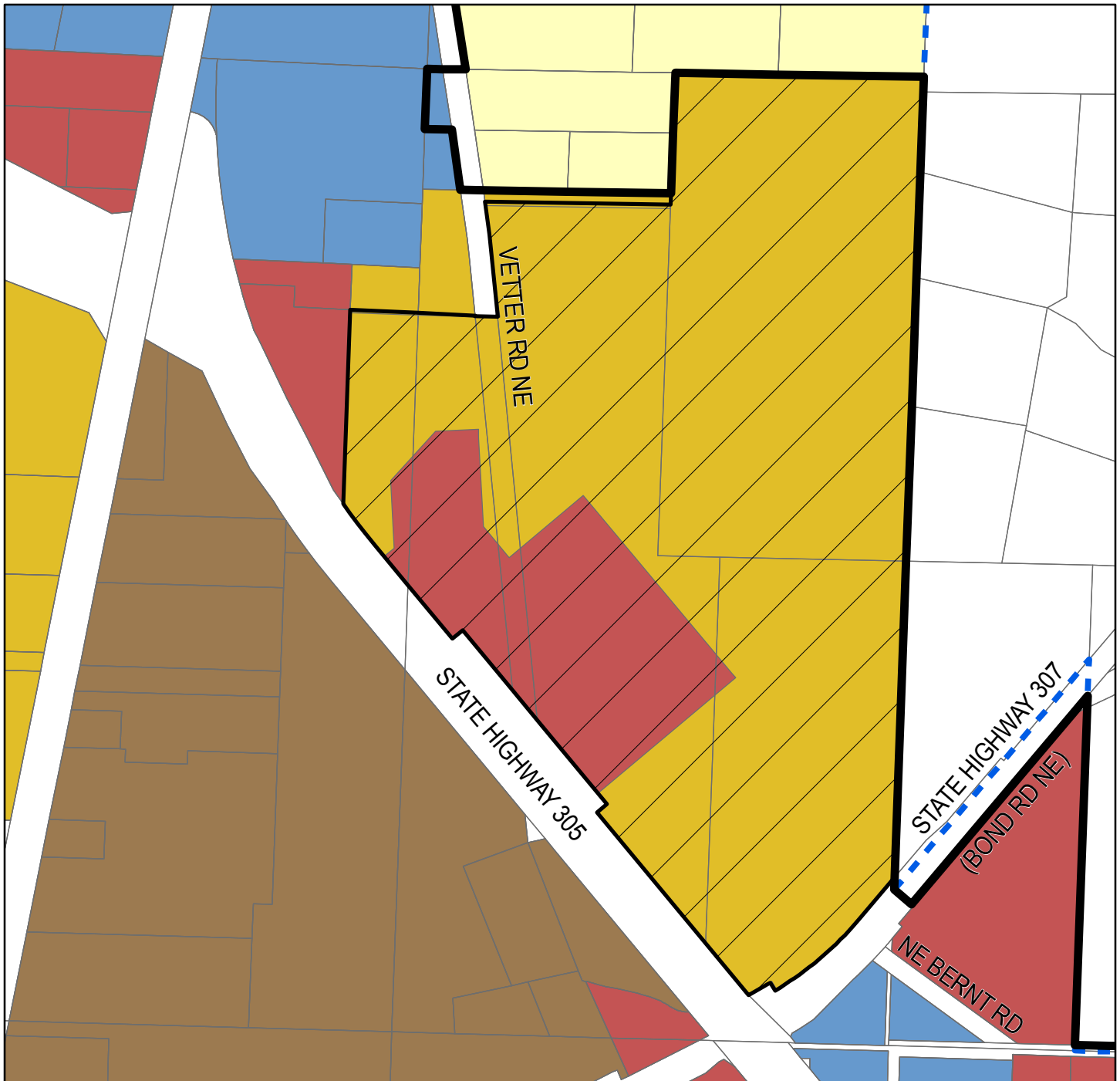

CITY CLERK, JILL BOLTZ, CMC

Exhibit A

Redesignation/Rezone Map

Rose Master Plan Redesignation/Rezone Map

City of Poulsbo Planning Department



Legend

— City Limits

- - - Urban Growth Area

Adjacent Comp Plan Designation/Zoning

Residential Low (4 to 5 units/acre)

Residential Medium (>5 to 10 units/acre)

Residential High (>10 to 14 units/acre)

Light Industrial

Commercial

Rose Master Plan Proposed Comp Plan Designation/Zoning

Residential Medium

Commercial

Master Plan

0 250 500 1,000 Feet

